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Shahin Khalique

DATE: WEDNESDAY, OCTOBER 16, 2019
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. New Street Realty, LLC
147-153 New Street; Block 5103, Lots 17 and 18
The applicant proposes to construct five (5) detached three-story townhouse style dwelling units on the combined parcels for a total of ten (10) dwelling units. Each dwelling will contain three-bedrooms and four off-street parking spaces. The combined parcels have total area of 25,000 square feet and a driveway leading from New Street provides access. Variances are requested for lot area, (25,000 sq. ft. required and 20,000 sq. ft. provided), front-yard setback, (20 feet required and 5 feet proposed), side-yard setbacks, a combined side-yard setback of 12 feet is required and 6 feet is proposed; a 25 foot rear-yard setback is required and ten feet is proposed and maximum lot coverage of 40 percent is permitted and 71.9 percent is proposed. This proposal is located within the R-3 High Medium Density Residential District.
Requires Site Plan Approval and Bulk Variances
(CARRIED FROM JUNE 19, 2019 MEETING)
2. 75 Court Street, LLC
69-75 Court Street a/k/a 60-68 Camden Street; Block 5606, Lot 18
The applicant proposes to remove the existing one-story warehouse building on the site and construct an eight-story mixed use building. The first floor proposes retail spaces and parking for eighteen (18) vehicles. The second through eighth floors propose 2 one-bedroom units and 6 two-bedroom units per floor; for a total of eight (8) units per floor and fifty-six (56) units in total. The parcel has lot area of 10,000 square feet. The parcel is located in the Multi-Family District of the Area 11 Redevelopment Plan. Variances are requested for lot size as a minimum lot size of 22,000 square feet is required and 10,000 square feet is proposed; a maximum building coverage of 85 percent is permitted and 87 percent is proposed; a minimum rear-yard setback of 15 feet is permitted and less than one foot is proposed and parking, 82 parking spaces are required and 18 parking spaces are provided off-street. Additionally, the plans do not indicate the required storage rooms available for building residents, an indoor bicycle storage area and on-site workout facilities.
Requires Site Plan Approval and Bulk Variances
(CARRIED FROM JULY 17, 2019 MEETING)

3. 289 East 17th ST., LLC
285-287 & 289 East 17th Street and 90 Eighth Avenue; Block 2813, Lots 7 and 8
The applicant proposes to construct a three-story nine (9) unit residential building on a 7,500 square foot lot that presently contains a one-story frame dwelling that is to be removed. The proposed new first floor indicates a three-bedroom handicapped accessible unit. The second floor proposes 1 one-bedroom unit and 3 two-bedroom units. The third floor also proposes 1 one-bedroom unit and 3 two-bedroom units. Variances are requested for lot area; 12,600 square feet is required and 7,500 square feet is proposed, a minimum front-yard setback of 20 feet is required and a setback of 10 feet is provided, a minimum rear-yard setback of 25 feet is required and a rear-yard setback of 10 feet is proposed; a maximum lot coverage of 40 percent is permitted and lot coverage of 48 percent is proposed; open space of 1,750 square feet is required and 1,670 square feet is proposed; and parking; 18 off-street parking spaces are required and 15 are proposed. This proposal is located within the R-3 High-Medium Density Residential District.
Requires Site Plan Approval and Bulk Variances
(CARRIED FROM SEPTEMBER 4, 2019 MEETING)
4. City of Paterson Parking Authority
143-173 Ward Street; Block 6204, Lot 2
The applicant proposes a minor subdivision application to subdivide the existing 1.94 acre property known as Lot 2 into two lots. One lot is proposed to contain 1.12 acres and the other lot is proposed to contain 0.83 acres. This proposal is within the Ward Street Station Redevelopment Plan in the downtown (B-4) Central Business District. The lot sizes are permitted and the applicant requests minor subdivision review and recommendations from the Planning Board.
5. Adoption of minutes.
6. Adoption of resolutions.

Maps and documents in support of the above applications are available for public inspection in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY